

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
 S/S Walnut Avenue, E/S Ash *
 Avenue * ZONING COMMISSIONER
 200 Walnut Avenue
 12th Election District * OF BALTIMORE COUNTY
 7th Councilmanic District
 Milton Ranson, et ux * Case No. 95-439-A
 Petitioners
 * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for the property located at 200 Walnut Avenue in the Turners Station section of Baltimore County. The Petition is filed by Milton Ranson and Dorothy Mae Ranson, his wife, property owners. Variance relief is requested from Section 400.1 of the Baltimore County Zoning Regulations (BCZR) to permit a garage and shed in the side yard of the property in lieu of the rear yard. The property and relief requested are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Zoning Variance.

Appearing at the requisite public hearing held for this case were the aforementioned property owners, Milton Ranson and Dorothy Mae Ranson, Petitioners. Also appearing was Robert E. Joy, Esquire, who represented the Petitioners, and Frank Lee, the surveyor who prepared the site plan. There were no Protestants or other interested persons present, although a letter in opposition to the request was received from Annie McNair, an adjacent property owner.

Testimony and evidence offered was that the subject lot is a corner property located adjacent to the intersection of Walnut Avenue and Ash Avenue in Turner Station. This is an old subdivision which was laid out on 25 ft. lots many years ago. The Petitioners own three adjacent lots, so that their property is a total of 75 ft. in width. The property is 90

ORDER RECEIVED
 7/6/95
 Date 7/6/95
 By M. G. G. G.

WILLIAM W. WILSON

ft. in depth. Presently, the property is improved by a two story framed dwelling in which the Petitioners reside. Photographs of the site show that the balance of the property is not well kept. This property is presently the subject of a zoning violation. Photographs submitted in connection with that matter showed that the property is littered with debris, construction material, vehicles, etc.

The Petitioners propose replacing two structures in the rear of the lot in order to store much of the material which is presently kept outdoors. An 8 x 12 ft. framed shed will be moved from its present location to a new spot on the property as shown on the site plan. Also proposed is a garage which will measure 14 ft. in width and 24 ft. in depth. These improvements will both be placed towards the rear of the property. However, they will infringe slightly into the side yard, thus, the need for the requested variances. Moreover, the two accessory structures will maintain the required side yard setback and will be set back a sufficient distance from the rear property line and alley which runs along the rear of the site.

7/6/95
M. D. Dard
Testimony and evidence offered on behalf of the Petitioners was that the subject structures could be placed only where proposed. They note the unique location of the existing house which was constructed many years ago. Owing to the location of the property at an intersection, the house is situated so as to decrease the amount of rear yard area. The proposed improvements will be on that section of the yard farthest from the public roadway. Moreover, the placement of a telephone pole in the rear of the property eliminates much of the usable area of the site.

Based on the testimony and evidence presented, I am persuaded to grant the Petition for Variance, with restrictions. It is of note that the letter received from the Protestant objects more to the use of the

site than the variance which has been requested. It seems appropriate to allow the Petitioners to erect the proposed structures, so as to eliminate the problem which has brought about the neighbor's complaint and violation case. Thus, the Petition for Variance shall be approved, with restrictions.

This property is located within the Chesapeake Bay Critical Areas and is subject to compliance with the recommendations to be made by the Department of Environmental Protection and Resource Management (DEPRM), pursuant to Section 500.14 of the Baltimore County Zoning Regulations (B.C.Z.R.), upon completion of their findings. The relief granted herein shall be conditioned upon Petitioners' compliance with said findings.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 6th day of July, 1995 that a variance from Section 400.1 of the Baltimore County Zoning Regulations (BCZR) to permit a garage and shed in the side yard of the property in lieu of the rear yard, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2. The Petitioners shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartment. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.

3. The Petitioners shall use the property and improvements thereon for residential purposes only. There shall be no commercial business or office activities conducted on or from the site.

4. The outside of the property shall be kept free of trash and debris and all items shall be stored within the garage or shed.

5. Upon request and reasonable notice, the Petitioner shall permit a representative of the Zoning Enforcement Division to make an inspection of the subject property to ensure compliance with this Order.

6. The Petitioners shall comply with all requirements of the Department of Environmental Protection and Resource Management as to impact on the Chesapeake Bay Critical Area, when submitted.

7. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES/rmm

ORDER OF ZONING
Date 7/6/95
By M. Hark

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

July 6, 1995

Robert E. Joy, Esquire
11 Center Place
Baltimore, Maryland 21222

RE: Case No. 95-439-A
Petition for Zoning Variance
Property: 200 Walnut Avenue
Milton Ranson, et ux, Petitioners

Dear Mr. Joy:

Enclosed please find the decision rendered in the above captioned case. The Petition for Variance has been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn

att.

cc: Mr. and Mrs. Milton Ranson
cc: Ms. Annie McNeill

MICROFILMED





Petition for Variance

95-439-A

to the Zoning Commissioner of Baltimore County

for the property located at 200 Walnut Avenue

which is presently zoned DR.5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

400.1 to permit a garage and shed in the side yard in
line of the rear.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

HARDSHIP

EXISTING TREES

SHAPE OF LOT

SMALL BACKYARD

CORNER LOT LIMITS

AMOUNT OF SPACE

2 FEET INTO SIDE

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Contract Purchaser/Lessee

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No

City

State

Zipcode

Legal Owner(s)

MILTON RANSON

(Type or Print Name)

Signature

DOROTHY MAE RANSON

(Type or Print Name)

Signature

200 Walnut Avenue 1-410-288-4561

Address

Phone No

Dundalk, MD 21222

City

State

Zipcode

Name, Address and phone number of representative to be contacted

Roger E. Jay

Name

11 Centre Hall 21222

Address

282-3450

Phone No

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY

DATE

6/2/95



Printed with Soybean Ink
on Recycled Paper

Zoning Administration

Development Management

FRANK S. LEE 95-439-A

Registered Land Surveyor

1277 NEIGHBORS AVE. — BALTIMORE, MD. 21237

March 28, 1995

No. 200 Walnut Avenue

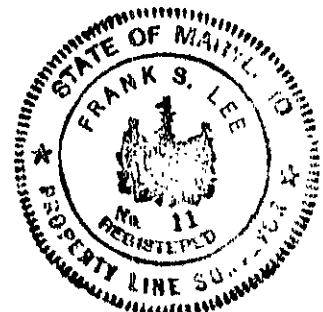
Lots 146,147,148, Plat of Balnew Homes, 10/22

12th District Baltimore County, Maryland

Beginning for the same at the southeast corner of Walnut Avenue and Ash Avenue, thence running and binding on the southwest side of Walnut Avenue in a easterly direction 75 feet, thence running in a southerly direction 90 feet to the northeast side of a 10 foot alley, thence binding thereon in a westerly direction 75 feet to the southeast side of Ash Avenue, thence binding thereon in a northerly direction 90 feet to the place of beginning.

Containing 6755 square feet of land more or less.

434



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

95-439-#

District 1206 Date of Posting 6/9/95
Posted for: Varianco
Petitioner: Milton & Dorothy Benson
Location of property: 200 Walnut Ave., 5/5
Location of Signs: Facing road way on property being zoned
Remarks: _____
Posted by M. Stealy Date of return: 6/16/95
Signature
Number of Signs: 1





Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

CRITICAL receipt

95-439-A

Account: R-001-6150

Number

Date 6/2/95

~~01675~~

Pay: MJK

Item: 434

Ransom, Milton — 200 Walnut Ave

010 - Variance (IRL) — \$50.00

000 - 1 sign — \$35.00

— \$85.00

RECEIVED

04A04#0050MICHRC

\$85.00

BA-COD9#34A06-02-95

Please Make Checks Payable To: Baltimore County

Cashier Validation



Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

95-439-A

Account: R-001-6150

Number

Date 6/2/95

~~04675~~

Taken In by: MDK

Item: 434

Ransom, Milton — 200 Walnut Ave

010- Variance (ILL) — \$50.00

000- 1 sign — \$35.00

Total — \$85.00

04A0480050MTCHRT

\$85.00

0009134A006-02-95

Please Make Checks Payable To: Baltimore County

Cashier Validation

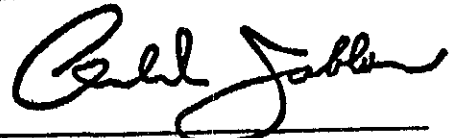
ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
 - 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.
- NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.



ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 434

Petitioner: Milton Ranson

Location: 200 Walnut Avenue

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Milton Ranson

ADDRESS: 200 Walnut Avenue

Dundalk, MD 21222

PHONE NUMBER: (410) 288-4561

TO: PUTUXENT PUBLISHING COMPANY
June 15, 1995 Issue - Jeffersonian

Please forward billing to:

Milton Ranson
200 Walnut Avenue
Dundalk, MD 21222
288-4561

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-439-A (Item 434)
200 Walnut Avenue
S/S Walnut Avenue, E/S Ash Avenue
12th Election District - 7th Councilmanic
Legal Owner(s): Milton Ranson and Dorothy Mae Ranson
HEARING: MONDAY, JULY 3, 1995 at 11:00 a.m. in Room 118, Old Courthouse.

Variance to permit a garage and shed in the side yard in lieu of the rear.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

June 8, 1995

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-439-A (Item 434)
200 Walnut Avenue
S/S Walnut Avenue, E/S Ash Avenue
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Legal Owner(s): Milton Ranson and Dorothy Mae Ranson
HEARING: MONDAY, JULY 3, 1995 at 11:00 a.m. in Room 118, Old Courthouse.

Variance to permit a garage and shed in the side yard in lieu of the rear.

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: Milton and Dorothy Ranson
Robert E. Jay
Thomas Barnes

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

June 26, 1995

Mr. and Mrs. Milton Ranson
200 Walnut Avenue
Dundalk, Maryland 21222

RE: Item No.: 434
Case No.: 95-439-A
Petitioner: M. Ranson, et ux

Dear Mr. and Mrs. Ranson:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on June 2, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr.", is written over the typed name.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director, ZADM

DATE: June 15, 1995

FROM: Pat Keller, Director, OPZ

SUBJECT: 200 Walnut Avenue

INFORMATION:

Item Number: 434

Petitioner: Ranson Property

Property Size: _____

Zoning: DR-5.5

Requested Action: Variance

Hearing Date: _____ / _____ / _____

SUMMARY OF RECOMMENDATIONS:

The applicant requests a variance to permit a garage and shed in the side yard in lieu of the rear yard.

While staff does not oppose the applicant's request, it is clear that the petitioner will need to satisfy the burden imposed upon them to prove practical difficulty and/or unreasonable hardship to justify the granting of the subject variance.

Prepared by: Jeffrey W. Long

Division Chief: Gary L. Kerns

PK/JL

MICROFILMED

BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: June 19, 1995
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief
Developers Engineering Section

RE: Zoning Advisory Committee Meeting
for June 19, 1995
Items 428, 429, 431, 432, 433 and 434

The Developers Engineering Section has reviewed
the subject zoning item and we have no comments.

RWB:sw

0000000000



Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary

Hal Kassoff
Administrator

6-7-95

Ms. Joyce Watson
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: 434 (MJK)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

for

Ronald Burns, Chief
Engineering Access Permits
Division

BS/

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 06/08/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF JUNE 12, 1995.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 428, 432 AND 434.1

RECEIVED

JUN 9 1995

ZADM

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

MICROFILMED



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Carl W. Richards
Zoning Coordinator

June 7, 1995

FROM: James H. Thompson -LJW
Zoning Enforcement Coordinator

RE: Item No. 434

VIOLATION CASE # C-95-654
LOCATION OF VIOLATION 200 WALNUT STREET
DEFENDANT MR. & MRS. MILTON RANSON
ADDRESS 200 WALNUT STREET

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following persons:

NAME & ADDRESS

THOMAS BARNES
3515 DUNHAVEN ROAD
21222

After the public hearing is held, please send a copy of the Zoning Commissioner's Order to the Zoning Enforcement Coordinator, so that the appropriate action may be taken relative to the violation case.

MICROFILMED

**PETITION PROBLEMS
AGENDA OF JUNE 12, 1995**

#430 --- JCM

1. No descriptions in folder. (See JCM's memo in file.)

#434 --- MJK

1. Copy of receipt not given to petitioner; still in folder.

Handwritten: 6/12/95

RE: PETITION FOR VARIANCE
200 Walnut Avenue, S/S Walnut Avenue,
E/S Ash Avenue, 12th Election District,
7th Councilmanic

Milton and Dorothy Mae Ranson
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 95-439-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 26th day of June, 1995, a copy of the foregoing Entry of Appearance was mailed to Robert E. Joy, 11 Center Place, Baltimore, MD 21222, representative for Petitioners.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

3029-95



Mr. Arnold Tablow
Zoning Department
111 W. Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Tablow:

Re: Case #95-439-A

My name is Annie McNair. I live at 208 Walnut Avenue. I am writing to respond to the request made by Mr. Milton Ransom to rezone his property so that a garage and shed can be placed on the side of his house.

I am 92 years old, in frail health, who has been a homeowner for over 50 years. Fifty odd years ago I went to have my vision of my home blueprinted and take pride in keeping up the same property (where I still reside).

For several years, Mr. Ransom has steadily added items to his property which in my opinion deteriorate my property value. Repeatedly, I spoke to Mr. Ransom about this, but was often met with unkind words. I knew that he was in violation

of zoning procedures.

In 1994, I approached Mr. Ransom about having his "junk" on my property. Mr. Ransom denied this and proceeded to have a gate erected between a shed on his property and my hedger. I asked him not to do this, but he insisted. Holes were dug on my property and cement poured for the gate posts.

In return I had my property surveyed on September 9, 1994. Although the survey costed me considerable, I felt that it was worth the money to ensure my rights as a property owner. After the survey was done and the property lines drawn and marked, Mr. Ransom was clearly on my property. Mr. Ransom was informed and thus removed the gate but not the posts.

At this present time, Mr. Ransom has two trailers, a double shed, farming/lawn equipment, assorted wood work, assorted metal barrels (drums), cars and other debris on the side and the back of the house. In one trailer,

it appears to have a tenant living there on a consistent basis.

I would like for Mr. Ransom's request to be denied. This is based on his current violation along with an ungodly sight of a "junkyard". If Mr. Ransom is bold enough to be in violation, and his yard is already junky, what is it that would prohibit him from continuing to fill up the proposed garage and shed with items and still keep the "junkyard" image.

I realize that I am but one voice. However, I have a right to live my last years of life in a "junkfree" neighborhood. Additionally, I would feel better if some of the vehicles be removed for fire prevention. Mr. Ransom should be made to clean up his property for everyone's sake.

Attached you will find pictures of Mr. Ransom's property. I also included pictures of me to let you know that I do exist. Labels are on the top of the pictures. These pictures

were taken by my niece, Harriet Johnson on Sunday, June 25, 1995. Feel free to contact her if you have to validate the pictures. The telephone numbers are 727-1442 (day) and 232-9154 (evening).

Please note that I have asked my niece to help me with this letter.

Thank you for allowing this letter to be read and introduced into public record for the hearing. Feel free to keep the pictures. If it is not necessary to hold onto the pictures, please return them to me at 208 Walnut Avenue, Dundalk, MD 21222

Sincerely,
Annie McNAIR

Witness: Robert R. Johnson
Harriet R. Johnson

RECEIVED

JUN 30 1995

ZADM

PETITIONER(S) SIGN-IN SHEET

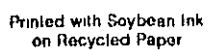
ADDRESS

11 CENTER PLACE 21222

200 Walnut Ave. 21222

200 Walnut Ave. 21222

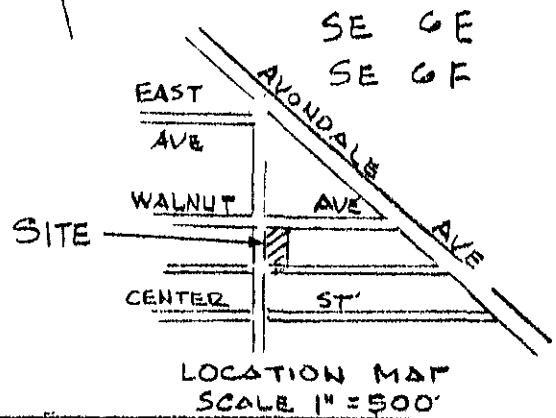
1277 NEIGHBORS AVE 21237



MICROFILMED

OWNER
MILTON RANSON
200 WALNUT AVE
BALTO., MD. 21222
288-4561

SITE WITHIN CHESAPEAKE BAY
CRITICAL AREA

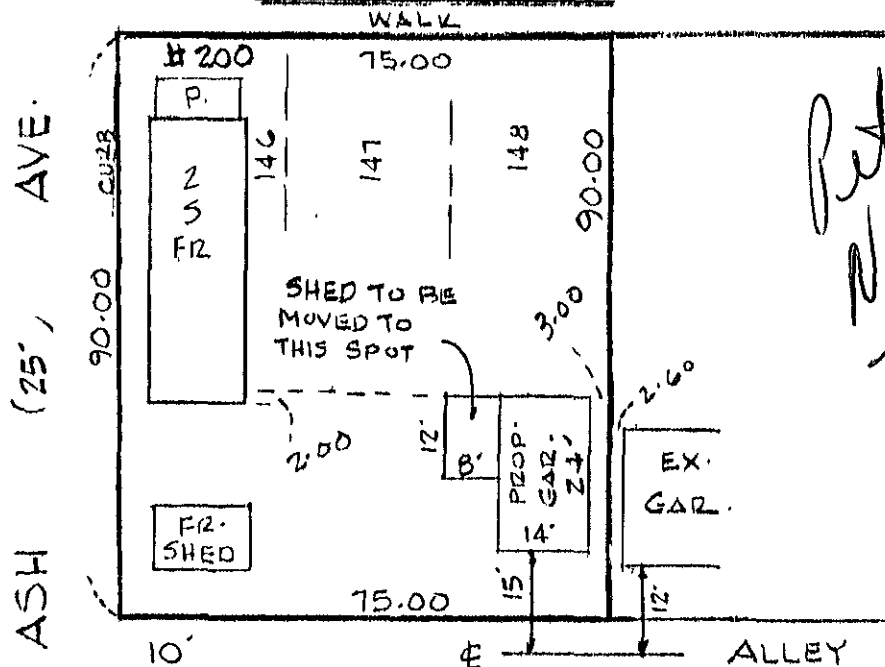


PUBLIC WATER
& SEWER ARE
LOCATED IN
WALNUT AVE.

WALNUT (40') AVE.

ACCESSORY STRUCTURE
WILL NOT EXCEED 50%
OF 1/3 OF REAR YARD
REMOVED FROM THE
SIDE STREET

COUNCILMANIC DIST- 7
EX. ZONING - D12 5.5
AREA OF LOT 6,755 SQ. FT.
1544 AC.



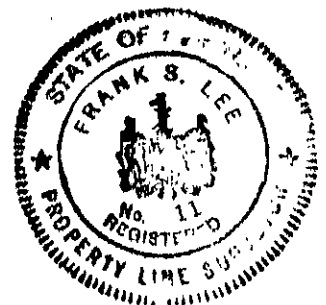
95-439-A

#439

PLAT TO ACCOMPANY PETITION TO PERMIT A GARAGE
& SHED IN A SIDE YARD IN LIEU OF THE REQ. REAR YARD

LOTS 146-147-148
BALNEW HOMES
PLAT BOOK 10-22

12TH DISTRICT BALTIMORE CO., MARYLAND
SCALE 1" = 30'
DATE 3-28-95
5-15-95



FRANK S. LEE
1277 NEIGHBORS AVE.
BALTIMORE, MD. 21237
1-81-70-2

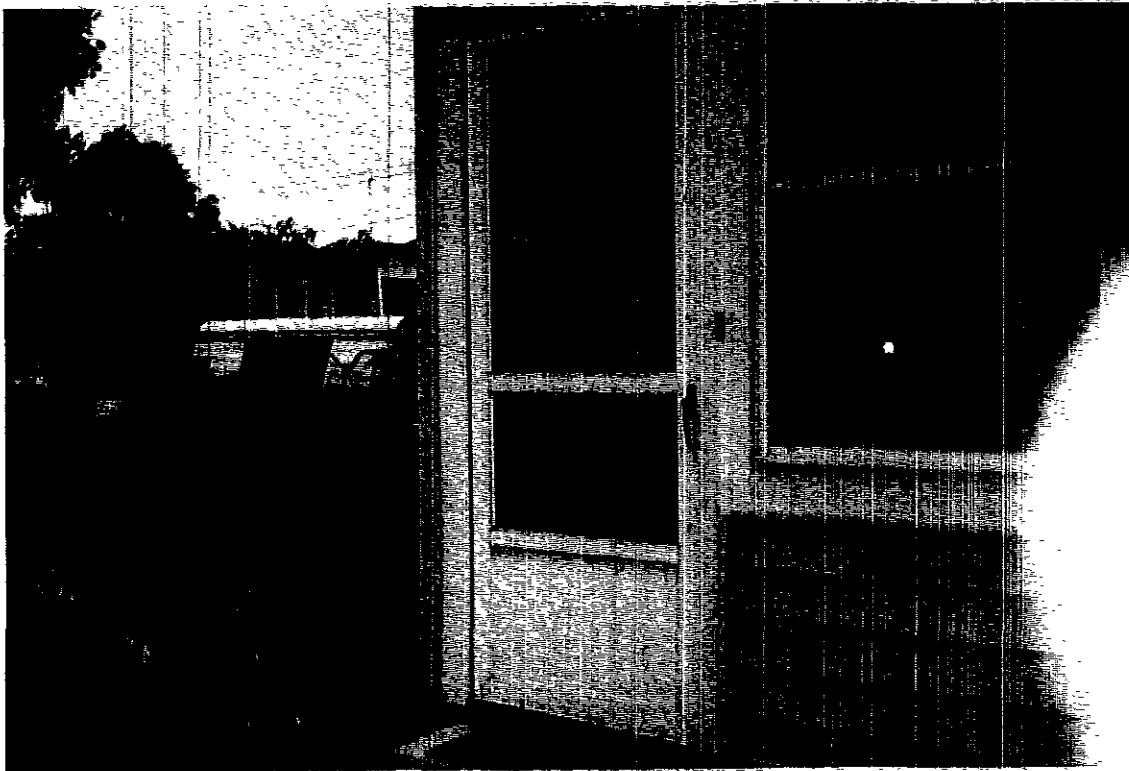
Annie McNair - at her home - front door - outside

①



Ransom's Property - front door - side of yard

②



Side of Ransom's property taken from McNamee's porch (3)



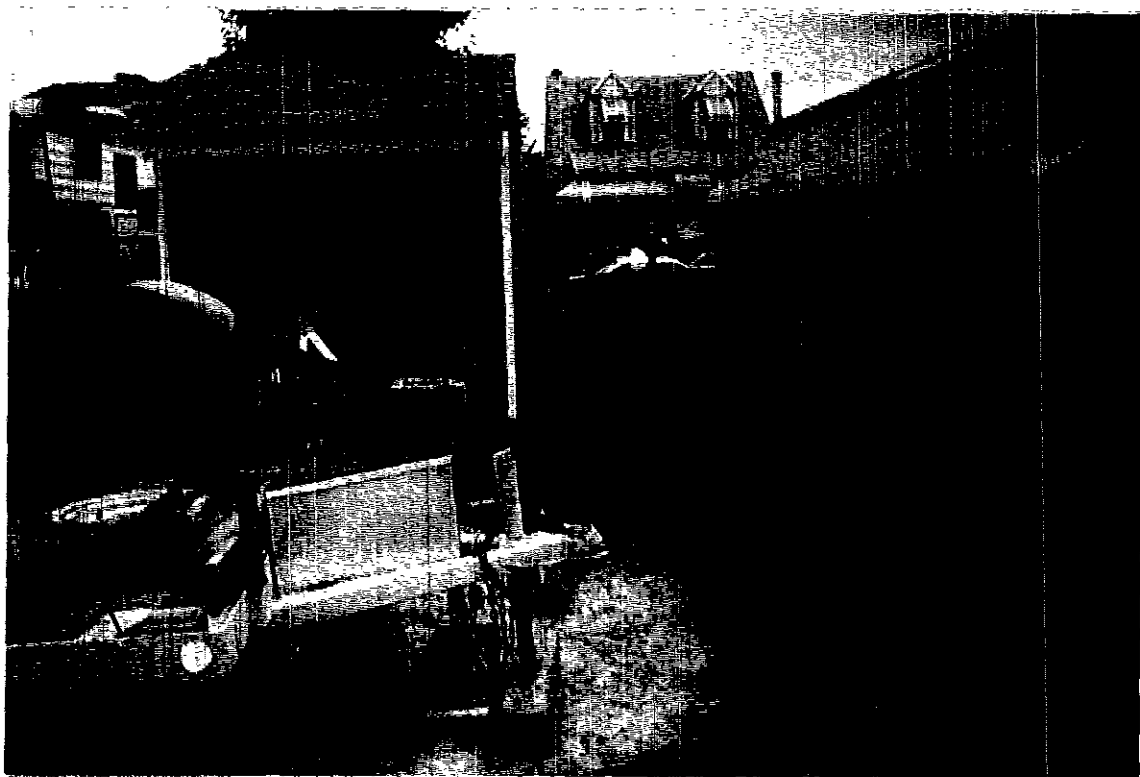
Side of Ransom's property - taken from side of McNamee's property (4) McNamee's hedge + grass



Picture of Ranson's property - taken from McNaire's porch (5)

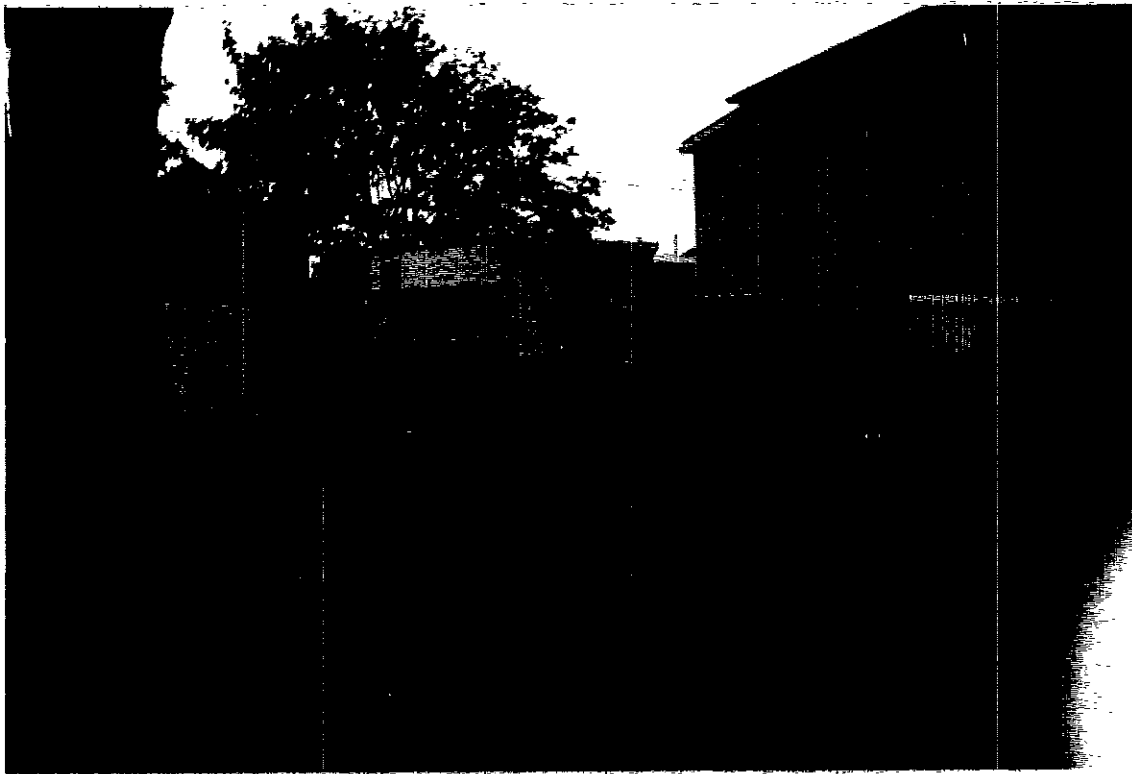


Picture of both properties - hedges - McNaire - gate post on McNaire's property (6)



Back of Lawson's property

(7)



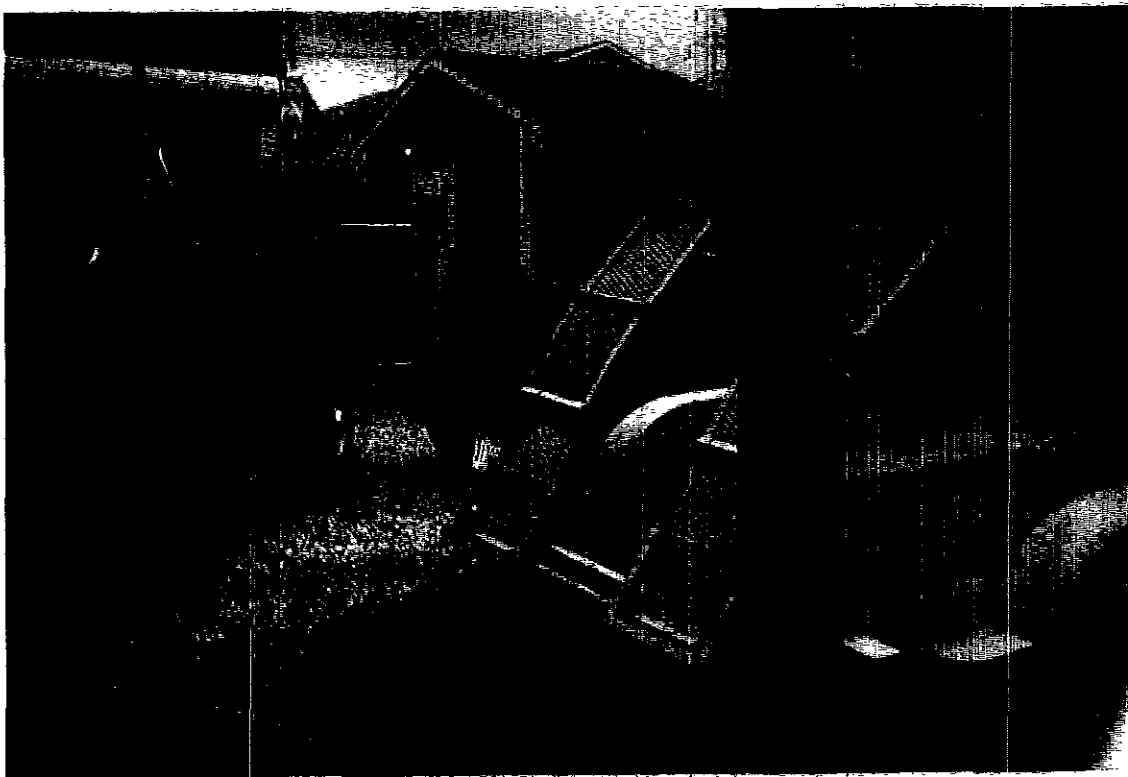
Back of Lawson's property - pink shed is McNamee's

(8)



Back of Ransom's Property

(9)



Back of Ransom's Property - McNamee's house is top right (10)



Back of Ransom's Property

(11)



Annie McNaie

(12)

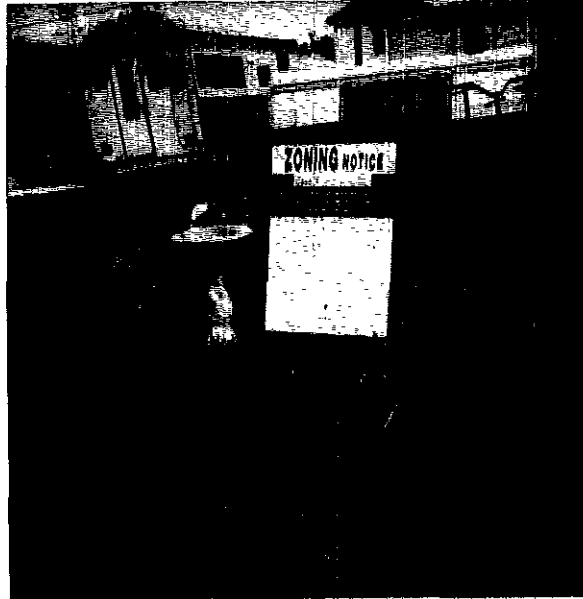


Andie mcNair

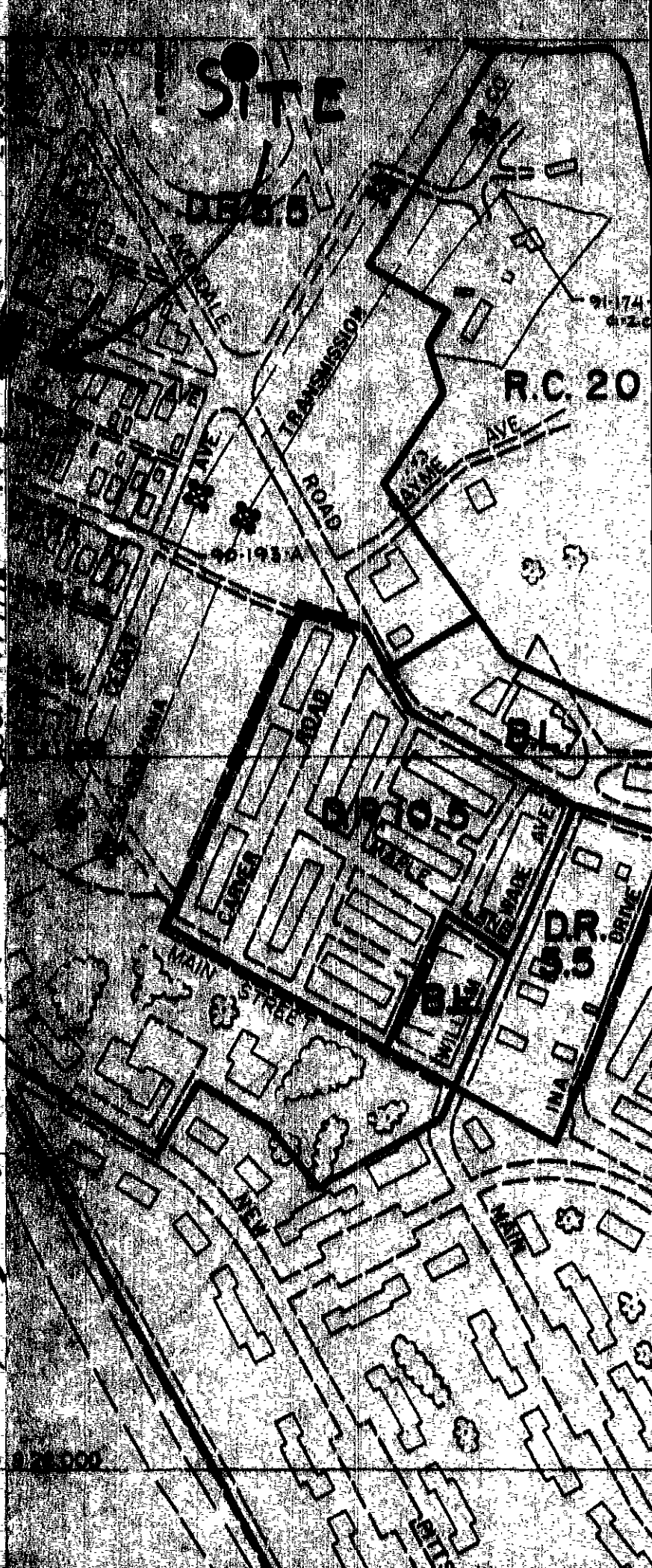
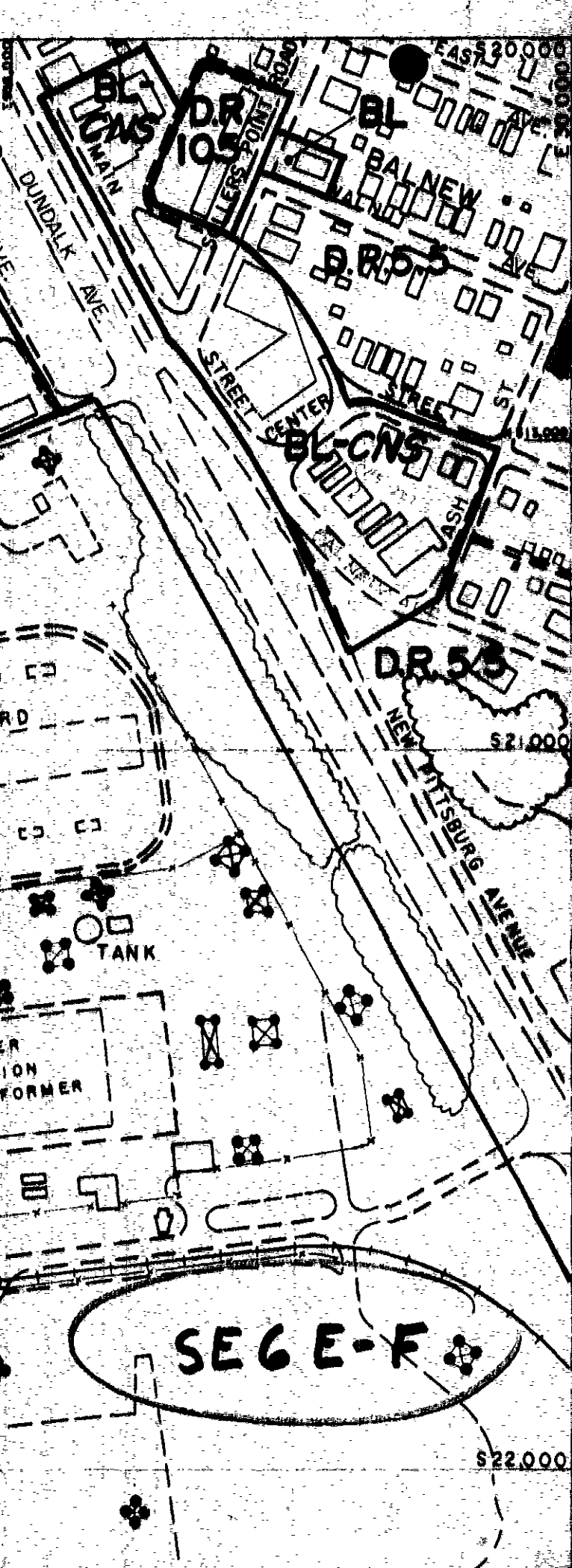
(12)



95-439-A



H-39



IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
S/S Walnut Avenue, E/S Ash * ZONING COMMISSIONER
Avenue *
200 Walnut Avenue * OF BALTIMORE COUNTY
12th Election District *
7th Councilmanic District *
Milton Ranson, et ux * Case No. 95-439-A
Petitioners * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for the property located at 200 Walnut Avenue in the Turners Station section of Baltimore County. The Petition is filed by Milton Ranson and Dorothy Mae Ranson, his wife, property owners. Variance relief is requested from Section 400.1 of the Baltimore County Zoning Regulations (BCZR) to permit a garage and shed in the side yard of the property in lieu of the rear yard. The property and relief requested are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Zoning Variance.

Appearing at the requisite public hearing held for this case were the aforementioned property owners, Milton Ranson and Dorothy Mae Ranson, Petitioners. Also appearing was Robert E. Joy, Esquire, who represented the Petitioners, and Frank Lee, the surveyor who prepared the site plan. There were no Protestants or other interested persons present, although a letter in opposition to the request was received from Annie McNair, an adjacent property owner.

Testimony and evidence offered was that the subject lot is a corner property located adjacent to the intersection of Walnut Avenue and Ash Avenue in Turner Station. This is an old subdivision which was laid out on 25 ft. lots many years ago. The Petitioners own three adjacent lots, so that their property is a total of 75 ft. in width. The property is 90

ft. in depth. Presently, the property is improved by a two story framed dwelling in which the Petitioners reside. Photographs of the site show that the balance of the property is not well kept. This property is presently the subject of a zoning violation. Photographs submitted in connection with that matter showed that the property is littered with debris, construction material, vehicles, etc.

The Petitioners propose replacing two structures in the rear of the lot in order to store much of the material which is presently kept out doors. An 8 x 12 ft. framed shed will be moved from its present location to a new spot on the property as shown on the site plan. Also proposed is a garage which will measure 14 ft. in width and 24 ft. in depth. These improvements will both be placed towards the rear of the property. However, they will infringe slightly into the side yard, thus, the need for the requested variances. Moreover, the two accessory structures will maintain the required side yard setback and will be set back a sufficient distance from the rear property line and alley which runs along the rear of the site.

Testimony and evidence offered on behalf of the Petitioners was that the subject structures could be placed only where proposed. They note the unique location of the existing house which was constructed many years ago. Owing to the location of the property at an intersection, the house is situated so as to decrease the amount of rear yard area. The proposed improvements will be on that section of the yard farthest from the public roadway. Moreover, the placement of a telephone pole in the rear of the property eliminates much of the usable area of the site.

Based on the testimony and evidence presented, I am persuaded to grant the Petition for Variance, with restrictions. It is of note that the letter received from the Protestant objects more to the use of the

-2-

site than the variance which has been requested. It seems appropriate to allow the Petitioners to erect the proposed structures, so as to eliminate the problem which has brought about the neighbor's complaint and violation case. Thus, the Petition for Variance shall be approved, with restrictions.

This property is located within the Chesapeake Bay Critical Areas and is subject to compliance with the recommendations to be made by the Department of Environmental Protection and Resource Management (DEPRM), pursuant to Section 500.14 of the Baltimore County Zoning Regulations (B.C.Z.R.), upon completion of their findings. The relief granted herein shall be conditioned upon Petitioners' compliance with said findings.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 6th day of July, 1995 that a variance from Section 400.1 of the Baltimore County Zoning Regulations (BCZR) to permit a garage and shed in the side yard of the property in lieu of the rear yard, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioners shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartment. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.

-3-

3. The Petitioners shall use the property and improvements thereon for residential purposes only. There shall be no commercial business or office activities conducted on or from the site.
4. The outside of the property shall be kept free of trash and debris and all items shall be stored within the garage or shed.
5. Upon request and reasonable notice, the Petitioner shall permit a representative of the Zoning Enforcement Division to make an inspection of the subject property to ensure compliance with this Order.
6. The Petitioners shall comply with all requirements of the Department of Environmental Protection and Resource Management as to impact on the Chesapeake Bay Critical Area, when submitted.
7. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES/mnn

ORDERED: 6/9/95
By: [Signature]

-4-

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

July 6, 1995

Robert E. Joy, Esquire
11 Center Place
Baltimore, Maryland 21222

RE: Case No. 95-439-A
Petition for Zoning Variance
Property: 200 Walnut Avenue
Milton Ranson, et ux, Petitioners

Dear Mr. Joy:

Enclosed please find the decision rendered in the above captioned case. The Petition for Variance has been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

Lawrence E. Schmidt
Zoning Commissioner

LES:mnn
att: Mr. and Mrs. Milton Ranson
cc: Ms. Annie McNeill



Petition for Variance

95-439-A
to the Zoning Commissioner of Baltimore County
for the property located at 200 Walnut Avenue
which is presently zoned DR-5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.1 to permit a garage and shed in the side yard in lieu of the rear.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty.)
HARDSHIP CORNER LOT LIMITS
EXISTING TREES AMOUNT OF SPACE
SHAPE OF LOT 2 FEET INTO SIDE
SMALL BACKYARD

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contact Person for Review
Name: MILTON RANSON
Address: 200 Walnut Avenue
City: DUNDALK, MD 21222
Phone: 410-288-4561
E-mail: [blank]
Date: 6/9/95

Signature of Petitioner: [Signature]
Signature of Spouse: [Signature]
Address: 200 Walnut Avenue
City: DUNDALK, MD 21222
Phone: 410-288-4561
E-mail: [blank]
Date: 6/9/95

Address: 200 Walnut Avenue
City: DUNDALK, MD 21222
Phone: 410-288-4561
E-mail: [blank]
Date: 6/9/95

Address: 200 Walnut Avenue
City: DUNDALK, MD 21222
Phone: 410-288-4561
E-mail: [blank]
Date: 6/9/95

Address: 200 Walnut Avenue
City: DUNDALK, MD 21222
Phone: 410-288-4561
E-mail: [blank]
Date: 6/9/95

Address: 200 Walnut Avenue
City: DUNDALK, MD 21222
Phone: 410-288-4561
E-mail: [blank]
Date: 6/9/95

Phone: 687-6922

FRANK S. LEE 95-439-A

Registered Land Surveyor

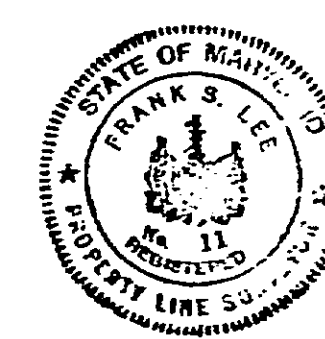
1277 NEIGHBORS AVE. - BALTIMORE, MD. 21237

March 28, 1995

No. 200 Walnut Avenue
Lots 145, 147, 148, Plat of Oaknew Homes, 10/22
12th District Baltimore County, Maryland

Beginning for the same at the southeast corner of Walnut Avenue and Ash Avenue, thence running and binding on the southwest side of Walnut Avenue in a easterly direction 75 feet, thence running in a southerly direction 90 feet to the northeast side of a 10 foot alley, thence binding thereon in a westerly direction 75 feet to the southeast side of Ash Avenue, thence binding thereon in a northerly direction 90 feet to the place of beginning.

Containing 6755 square feet of land more or less.



CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

95-439-A

District: 12th Date of Posting: 6/9/95
Posted for: [Signature]
Petitioner: Milton & Dorothy Ranson
Location of property: 200 Walnut Ave., 12th
Location of Sign: [Signature]
Remarks: [Signature]
Posted by: [Signature] Date of return: 6/14/95
Number of Signs: 1

Baltimore County
Zoning Administration &
Development Management
112 West Chesapeake Avenue
Towson, Maryland 21204

CRITICAL receipt
95-439-A
Account: R0016150

Date: 6/12/95

Ranson, Milton - 200 Walnut Ave
010 - Variance (ZC) - 85.00
030 - 1500 - 835.00
Total: 920.00

040440050MCHRC
04 009134M06-02-95 \$85.00

Cashier Validation

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 434

Petitioner: Milton Ranson

Location: 200 Walnut Avenue

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Milton Ranson

ADDRESS: 200 Walnut Avenue

Dundalk, MD 21222

PHONE NUMBER: (410) 288-4561

AJ:ggg

(Revised 04/09/93)

TO: PUTNEY PUBLISHING COMPANY
June 15, 1995 Issue - Jeffersonian

Please forward billing to:

Milton Ranson
200 Walnut Avenue
Dundalk, MD 21222
288-4561

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or

Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-439-A (Item 434)

200 Walnut Avenue

5/5 Walnut Avenue, 1/5 Ash Avenue

12th Election District - 7th Councilmanic

Legal Owner(s): Milton Ranson and Dorothy Mae Ranson

HEARING: MONDAY, JULY 3, 1995 at 11:00 a.m. in Room 118, Old Courthouse.

Variance to permit a garage and shed in the side yard in lieu of the rear.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

June 8, 1995

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or

Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-439-A (Item 434)

200 Walnut Avenue

5/5 Walnut Avenue, 1/5 Ash Avenue

12th Election District - 7th Councilmanic

Legal Owner(s): Milton Ranson and Dorothy Mae Ranson

HEARING: MONDAY, JULY 3, 1995 at 11:00 a.m. in Room 118, Old Courthouse.

Variance to permit a garage and shed in the side yard in lieu of the rear.

ARNOLD JABLON
Director

cc: Milton and Dorothy Ranson
Robert E. Jay
Thomas Barnes

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

Printed with Soybean Ink
on Recycled Paper

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

June 26, 1995

Mr. and Mrs. Milton Ranson
200 Walnut Avenue
Dundalk, Maryland 21222

RE: Item No.: 434
Case No.: 95-439-A
Petitioner: M. Ranson, et ux

Dear Mr. and Mrs. Ranson:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on June 2, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

M. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

Printed with Soybean Ink
on Recycled Paper

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director, ZADM DATE: June 15, 1995

FROM: Pat Keller, Director, OPZ

SUBJECT: 200 Walnut Avenue

INFORMATION:

Item Number: 434

Petitioner: Ranson Property

Property Size:

Zoning: DR-5.5

Requested Action: Variance

Hearing Date: 7/1

SUMMARY OF RECOMMENDATIONS:

The applicant requests a variance to permit a garage and shed in the side yard in lieu of the rear yard.

While staff does not oppose the applicant's request, it is clear that the petitioner will need to satisfy the burden imposed upon them to prove practical difficulty and/or unreasonable hardship to justify the granting of the subject variance.

Prepared by: Jeffrey M. Long

Division Chief: Carol E. Kline

PK/JL

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: June 19, 1995
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief
Developers Engineering Section

RE: Zoning Advisory Committee Meeting
for June 13, 1995
Items 428, 429, 431, 432, 433 and 434

The Developers Engineering Section has reviewed the subject zoning item and we have no comments.

RWB:sw

Maryland Department of Transportation
State Highway Administration

C. James Lighthizer
Secretary
Hal Kassoff
Administrator

6-7-95

Ms. Joyce Watson
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: 434 (MTK)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small
for Ronald Burns, Chief
Engineering Access Permits
Division

BS/

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 06/08/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF JUNE 12, 1995.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time. IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 428, 432 AND 434.

RECEIVED
JUN 9 1995

ZADM

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

Printed on Recycled Paper

ITEM434/PZONE/ZAC1

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

FROM: James H. Thompson -LJW
Zoning Enforcement Coordinator

VIOLATION CASE # C-95-654
LOCATION OF VIOLATION 200 WALNUT STREET
DEFENDANT MR. & MRS. MILTON RANSON
ADDRESS 200 WALNUT STREET

NAME & ADDRESS

After the public hearing is held, please send a copy of the Zoning Commissioner's Order to the Zoning Enforcement Coordinator, so that the appropriate action may be taken relative to the violation case.

1. No descriptions in folder. (See JCM's memo in file.)

1. Copy of receipt not given to petitioner; still in folder.

ENTRY OF APPEARANCE

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Charles S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

Peter Max Zimmerman
PETER MAX ZIMMERMAN

RECEIVED
3 - 1995
ZONING COMMISSIONER

Re: Case #95-439-A

I Am 92 years old, in fair health, who has
been a homeowner for over 50 years. Fifty
odd years ago I went to have my vines
at my home blueprinted and take paid
in keeping up the same property where I
still reside.

For several years, Mr. Larson has steadily added to his property which is my opinion detracting my property value. Recently, I spoke to Mr. Larson about this, but was often met with unkind words. I knew that he was in violation

PETITIONER(S) SIGN-IN SHEET

<u>NAME</u>	<u>ADDRESS</u>
Robert S. King	11 Cambridge Ave. 21220
William Lawrence	200 Highland Ave. 21222
John H. Lawrence	200 Highland Ave. 21222
Frank A. Lee	1277 NEIGHBOYS AVE 21237

SITE WITHIN CHESAPEAKE BAY
CRITICAL AREA

PUBLIC WATER
SEWER ARE
LOCATED IN
WALNUT AVE.

WALNUT (40') AVE.

ACCESSORY STRUCTURE
WILL NOT EXCEED 50%
OF 1/3 OF REAR YARD
REMOVED FROM THE
SIDE STREET

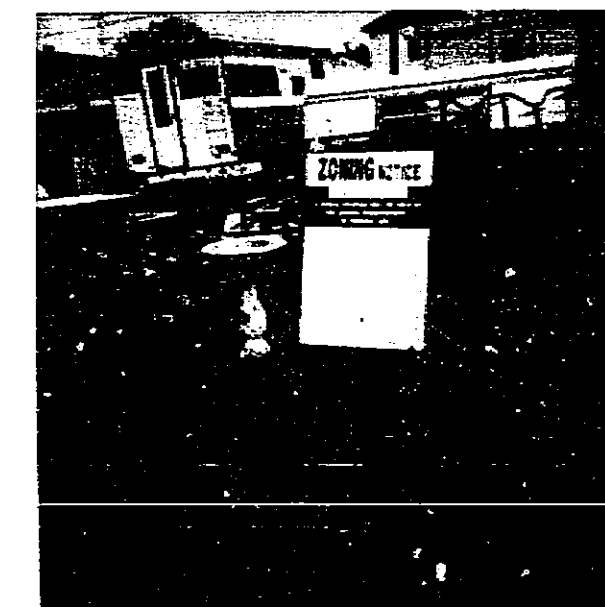
COUNCILMATIC DIST- 7
EX. ZONING - R12 S-E
AREA OF LOT 6,755 SQ.F.

PLAT TO ACCOMPANY PETITION TO PERMIT A GARAGE
 & SHED IN A SIDE YARD IN LIEU OF THE REQ. REAR YARD

LOTS 146-147-148
BALNEO HOMES

12TH DISTRICT BALTIMORE CO., MARYLAND
SCALE 1" = 30' DATE 3-28-95
5-15-95

FRANK S. LEE
1277 NEIGHBORS AVE.
BALTIMORE, MD. 21237



95-439-A



F-SE E-SW
B-NE A-NW

1989 COMPREHENSIVE ZONING
Adopted by the Baltimore County Council
1989
ENR NOS. 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88
Deborah A. Voss
Chairman, County Council

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992
ENR NOS. 183-92, 184-92, 185-92, 186-92, 187-92, 188-92, 189-92
William A. Howard IV
Chairman, County Council

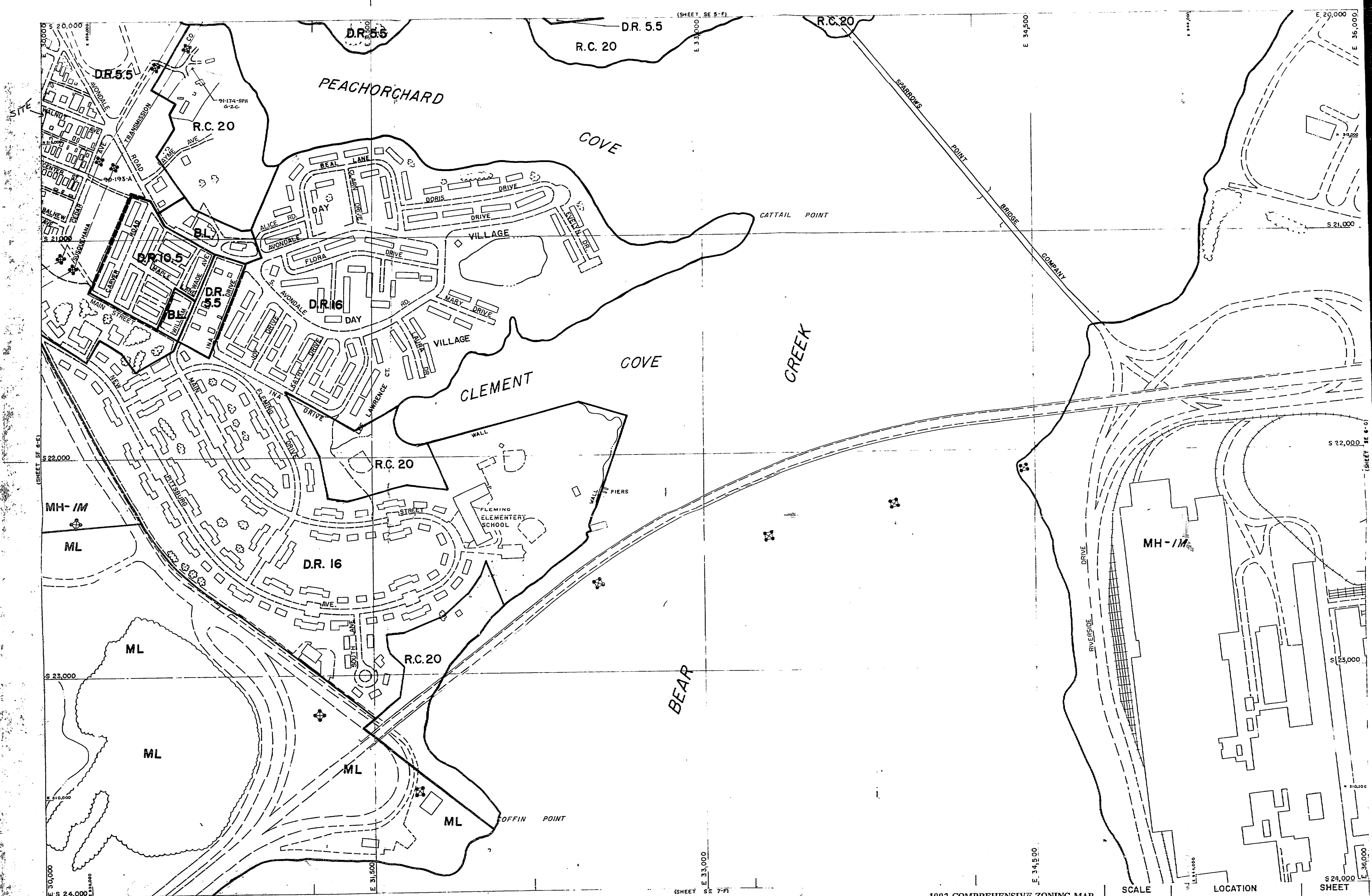
SCALE
1" = 200'
DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION
SOLLERS POINT
DUNDALK

SHEET
S.E.
6-E
#434

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

95-439-A



1988 COMPREHENSIVE ZONING MAP
 Adopted by the Baltimore County Council
 Oct. 13, 1988
 Ord. Nos. 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88
 [Signature]
 Chairman, County Council

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP
 Adopted by the Baltimore County Council
 Oct. 15, 1992
 Ord. Nos. 183-92, 184-92, 185-92, 186-92, 187-92, 188-92, 189-92
 [Signature]
 Chairman, County Council

SCALE 1" = 200' ±	LOCATION DUNDALK TURNERS STATION
DATE OF PHOTOGRAPHY JANUARY 1986	SHEET S E 6-F #434

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
 TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
 BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

95-439-A